

Attachment 6: Draft Zoning By-law Amendment

Authority: Scarborough Community Council Item [-], as adopted by City of Toronto Council on [-], 2026

CITY OF TORONTO**BY-LAW [Clerks to insert By-law number]**

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 507, 511, and 513 Victoria Park Avenue and 4, 6, 7, 11 and 14 Thora Avenue.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act, as amended.

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.1 respecting the lands outlined by heavy black lines from a zone label of RD (f6.0; a185) (x352) to a zone label of 'CR SS3 (x1282)' as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: 'CR SS3 (x1282)' and 'O' as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by replacing Article 900.11.10 Exception Number 1282 with the following:

(1282) Exception CR 1282

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 507, 511, and 513 Victoria Park Avenue and 4, 6, and 14 Thora Avenue, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Y)

below;

- (B) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 129.0 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 43,200 square metres, of which:
 - (i) the permitted maximum **gross floor area** for residential uses is 42,500 square metres;
 - (ii) the required minimum **gross floor area** for non-residential uses is 1,200 square metres, of which:
 - (a) a minimum of 180 square metres must be provided as a **Day Nursery** use; and
 - (b) a minimum of 641 square metres must be provided as a **Community Centre** use;
- (D) Clause 40.10.30.40, with respect to **lot coverage** does not apply;
- (E) In addition to the elements listed in regulation 40.5.40.40(3) that reduce **gross floor area**, the following elements also apply to reduce the **gross floor area** of a **building**:
 - (i) all parking, loading and **bicycle parking spaces**, and associated circulation areas at any level above and/or below grade;
 - (ii) storage, electrical, utility, mechanical, and ventilation rooms, including a **geo-energy facility**, at any level of the **building** above and/or below ground;
 - (iii) voids and open-to-below areas that have no surface on which to stand at any level of the **building** above and/or below ground;
 - (iv) bicycle maintenance facilities required by By-law 569-2013 for required **bicycle parking spaces**;
 - (v) **amenity space** above that required by this by-law;
 - (vi) garbage, electrical, and elevator shafts;
 - (vii) mechanical penthouse areas; and,
 - (viii) exit stairwells within the **building**;
- (F) The permitted maximum floor area, measured from the exterior of the main wall of each floor level and inclusive of the entire floor, above a height of 27.9 metres for “Building A” as shown in Diagram 4 [Clerks to insert By-law number] is 750 square metres;

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- (G) The permitted maximum floor area, measured from the exterior of the main wall of each floor level and inclusive of the entire floor, above a height of 27.9 metres for “Building B” as shown in Diagram 4 [Clerks to insert By-law number] is 820 square metres;
- (H) Despite regulation 40.10.40.10(3), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 4 of By-law [Clerks to insert By-law number];
- (I) Despite regulations 40.5.40.10(3) to (8), and (H) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 4 of By-law [Clerks to insert By-law number]:
- (i) equipment used for the functional operation of the **building** for “Building B” as shown in Diagram 4 [Clerks to insert By-law number], including electrical, utility, mechanical and ventilation equipment, by a maximum of 7.0 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, excluding a mechanical penthouse, by a maximum of 4.0 metres;
 - (iii) enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 3.0 metres;
 - (iv) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;
 - (v) **building** maintenance units and window washing equipment, by a maximum of 4.0 metres;
 - (vi) planters, **landscaping** features, guard rails, patios, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres;
 - (vii) antennae, flagpoles and satellite dishes, by a maximum of 4.0 metres;
 - (viii) trellises, and pergolas, by a maximum of 4.0 metres; and
 - (ix) unenclosed structures providing safety, noise or wind protection to amenity space, by a maximum of 2.0 metres;
- (J) Despite Regulation 40.5.40.10(8)(A), the total area of all equipment, structures or parts of a building permitted by (K) above must not cover more than 450 square metres of the area of the roof, measured horizontally;
- (K) Despite regulations 40.10.40.50(1) and (2), **amenity space** must be provided at the following rate:
- (i) at least 1.59 square metres for each **dwelling unit** as indoor **amenity space**;

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- (ii) at least 2.41 square metres for each **dwelling unit** as outdoor **amenity space**;
 - (iii) at least 40.0 square metres is outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**; and,
 - (iv) no more than 25 percent of the outdoor component may be a **green roof**;
- (L) Despite regulation 40.10.40.70(3), the required minimum **building setbacks** are as shown in metres on Diagram 4 of By-law [Clerks to insert By-law number];
- (M) Despite regulation 40.10.40.80(2) the required separation of **main walls** are as shown in metres on Diagram 4 of By-law [Clerks to insert By-law number];
- (N) Despite Clause 40.10.40.60 and (L) and (M) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) decks, and porches, by a maximum of 2.5 metres below located in whole or in part below a height of 27.9 metres.
 - (ii) canopies and other wind mitigation elements, by a maximum of 2.0 metres;
 - (iii) despite (ii) above, canopies and other wind mitigation elements are not permitted on the main wall of a building that are at or below a height of 16.0 metres;
 - (iv) exterior stairs, access ramps and elevating devices, by a maximum of 2.5 metres;
 - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.5 metres;
 - (vi) eaves, by a maximum of 1.5 metres;
 - (vii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.5 metres; and
 - (viii) terraces with railings or screens, to a maximum extent of the **main wall** of the **storey** below;
- (O) Despite Clause 40.10.40.60, projecting balconies are not permitted;
- (P) Despite regulation 200.5.1.10(2)(A) 10 percent of the provided **parking spaces** may be obstructed as described in regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;

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- (Q) Despite Regulation 200.5.1.10(2), a maximum of 10 percent of the total number of **parking spaces** provided may have the following minimum dimensions:
- (i) width of 2.3 metres;
 - (ii) length of 4.6 metres; and
 - (iii) vertical clearance of 1.9 metres;
- (R) Despite regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
- (i) length of 5.6 metres;
 - (ii) width of 3.4 metres; and
 - (iii) vertical clearance of 2.1 metres; and
 - (iv) 1.5 metre wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible parking space, and such aisle or path may be shared by two accessible parking spaces;
- (S) Despite regulation 200.15.1(4), an accessible **parking space** must be located no more than a 10.0 metres long direct route from a barrier free entrance:
- (i) a **building**; and
 - (ii) a passenger elevator that provides access to the first **storey** of the **building**.
- (T) Despite regulation 230.5.1.10(4)(B), the required minimum dimensions of a **bicycle parking space** if placed in a vertical position on a wall, **structure** or mechanical device is:
- (i) vertical clearance of 1.8 metres;
 - (ii) width of 0.45 metres; and
 - (iii) horizontal clearance of 1.2 metres from the surface of an interior wall;
- (U) Despite regulations 230.5.1.10(4)(C) and 230.5.1.10(5)(A), the required minimum dimensions of a **stacked bicycle parking space** are;
- (i) length of 1.2 metres;
 - (ii) width of 0.6 metres; and
 - (iii) vertical clearance of 1.8 metres;
- (V) In addition to regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;

- (W) **Primary windows** for residential units are not permitted on portions of the south **main wall** of a **building** that are at or below a height of 27 metres and less than 5 metres from the south **lot line**;
- (X) **Primary windows** for residential units are not permitted on portions of the south **main wall** of a **building** that are at or below a height of 27 metres and less than 5.5 metres from the north **lot line** along Victoria Park Avenue;
- (Y) The provision of **dwelling units** is subject to the following:
 - (i) a minimum of 34% percent of the total number of **dwelling units** **must have 2** or more bedrooms
 - (ii) a minimum of 11% percent of the total number of **dwelling units** **must have 3** or more bedrooms;
 - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
 - (iv) **dwelling units**-required in (ii) above, may be satisfied in part or in whole by **dwelling units** with 2 or more bedrooms, that can be provided through the conversion of other, smaller **dwelling units** using accessible or adaptable design measures such as knock-out panels.

Prevailing Sections and Prevailing By-laws: (None Apply)

6. Despite any future severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.
7. Nothing in this By-law shall apply to prevent the phased construction of the development, provided that the minimum requirements of the By-law are complied with upon completion of the full development.

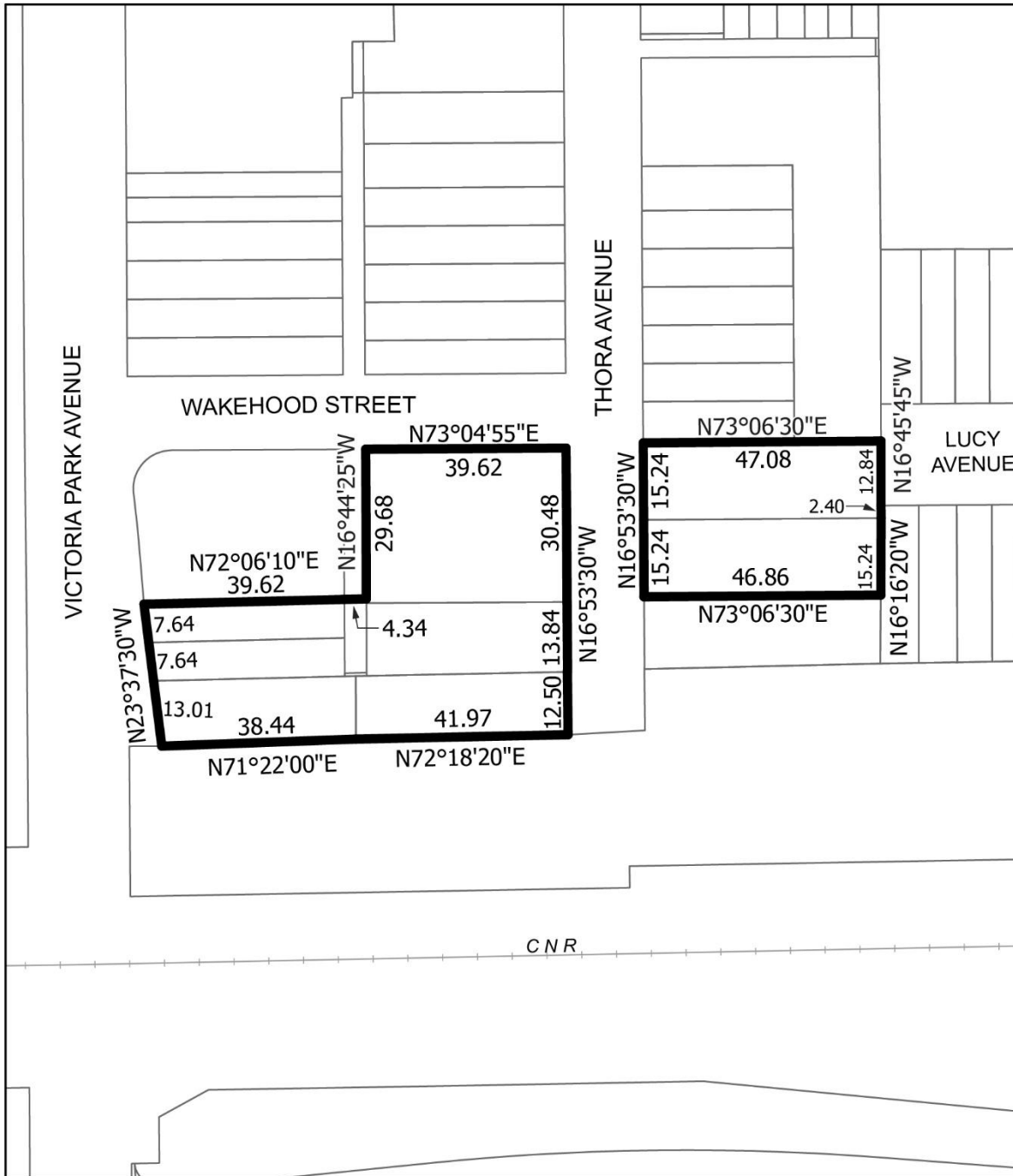
City of Toronto By-law [Clerks to insert By-law number]

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

(Seal of the City)

[full name],
City Clerk



Toronto
Diagram 1

**507,511,513 Victoria Park Avenue
and 4,6,7,11,14 Thora Avenue**

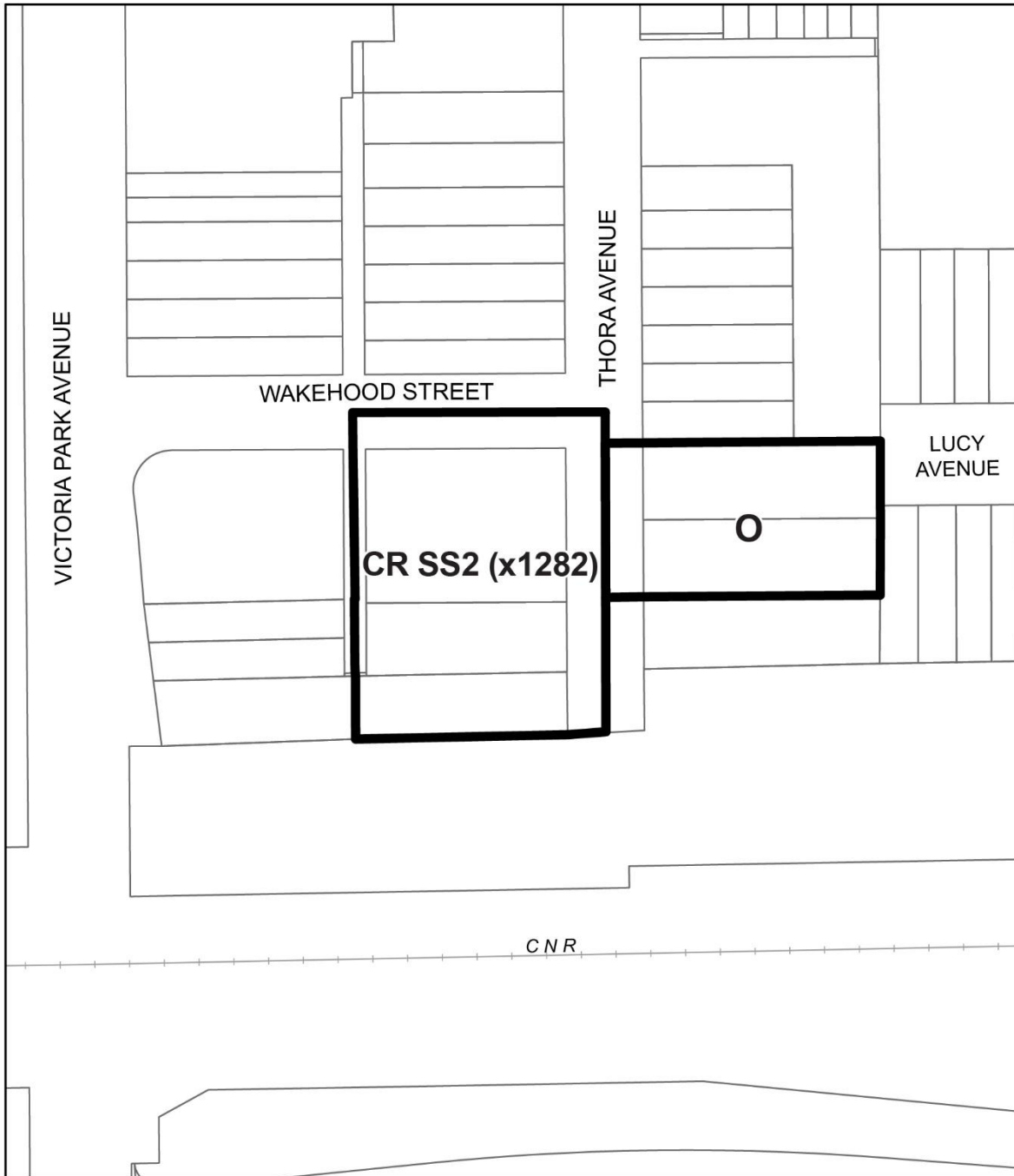
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Diagram 2

**507, 511, 513 Victoria Park Avenue
and 4, 6, 7, 11, 14 Thora Avenue**

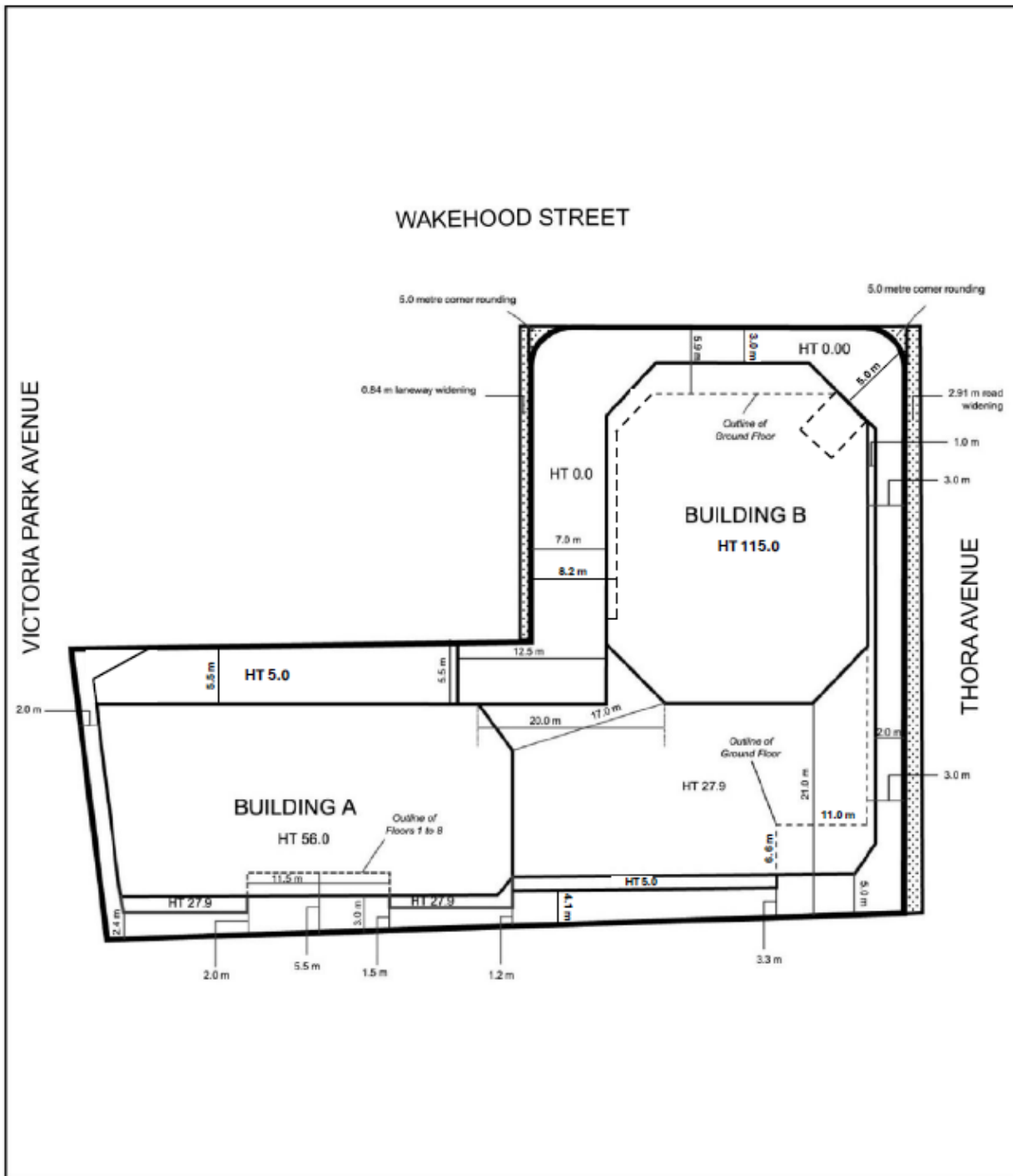
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Diagram 3

507, 511, 513 Victoria Park Avenue
and 4, 6, 7, 11, 14 Thora Avenue

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Diagram 4

**507,511,513 Victoria Park Avenue
and 4,6,7,11,14 Thora Avenue**

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Corner Rounding and Road/Laneway Widenings



Extent of Lower Floors as noted



City of Toronto By-law 569-2013
Not to Scale
06/11/2026